



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/24/2023

REQUESTER: Jason Olsen, Director of Parks and Recreation

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF ACCEPTANCE, GRANTING, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2223-24: A TEMPORARY EASEMENT TO OKLAHOMA NATURAL GAS ELECTRIC COMPANY (ONG), FOR THE PURPOSE OF CONDUCTING UTILITY WORK AROUND THE YOUNG FAMILY LIFE CENTER PRIOR TO THE UTILITY EASEMENTS THAT ARE INCLUDED IN THE PLAT GO INTO EFFECT UPON THE PLAT BEING FILED OF RECORD.

BACKGROUND:

In October 2015, Norman citizens passed the NORMAN FORWARD initiative, funding various quality of life projects through a ½% sales tax increase over 15 years. Included in the Norman Forward Initiative was a project to construct a new Multi-Sport Complex and Indoor Aquatic Facility.

The Multi-Sport Complex and Indoor Aquatic Facility were initially proposed as two separate projects. These projects were combined into one in 2018, generally located at the southeast corner of 24th Avenue NW and Rock Creek Road in the University North Park commercial development. This new sports and aquatic complex will include eight full-sized basketball or 12 volleyball courts; a 25-yard - 8-lane lap pool; a 25-yard - 4-lane warm-up pool; concession stands; retail space; administrative offices; and, through a partnership with Norman Regional Health System (NRHS), a health and wellness clinic to be placed between the multi-sports and aquatic complexes. Oklahoma City firm Frankfurt, Short, Bruza (FSB) was selected as the architectural and engineering (A/E) consultant for this project in March 2018. FSB has completed the schematic design phase of the project and is proceeding with design development, construction documents, and assistance with construction administration through the project completion. The building and the project were named the Young Family Athletic Center ("YFAC," by Contract K-2122-27) in July of 2021 after the Trae Young Family Foundation agreed to donate \$4,000,000 to the construction of the building.

On February 9, 2021, the City Council approved a construction contract K-2021-97 with GE Johnson to construct the NORMAN FORWARD Young Family Athletic Center. As part of this process, utilities will need to be installed. The attached easement will allow ONG to install the pipeline in the specified utility easements on the final plat before it is recorded.

DISCUSSION:

ONG is working to meet the City's deadlines on making the YFAC operational as soon as possible. This requires a blanket, temporary utility easement to be put in place so that lines can be installed and utility work can be done in the identified utility easements before the final plat, is recorded. Temporary easements are not filed with the County. Once the plat is filed, this easement will no longer be in effect. Instead, final easements will be dedicated with the final plat.

RECOMMENDATION:

City Council grant the temporary easement to ONG in order to conduct work within the utility easements prior to the final plat being filed.